

ZONING TEXT AMENDMENT ANALYSIS

February 25, 2009

ZT-2-2009

Major Home Occupation for feeder animal breeding

Skye Rees

This is a proposed amendment to Section 7-8-103 of the West Valley City Municipal Code relating to major home occupations. The applicant, Mr. Rees would like to amend this section of the code to allow for a rat breeding facility in a residential zone. Currently any type of breeding facility is only allowed in the agricultural zone, on property with at least one-acre, and it would be reviewed as a conditional use. The amendment also proposes to allow for the business to be conducted within a garage and/or accessory building which is currently prohibited.

Mr. Rees submitted a draft ordinance with several conditions that he felt would apply to this use. Staff has contacted the USDA, the Salt Lake Valley Health Department, The UT Humane Society, and WVC Animal Control and received some guidelines and suggestions from these agencies to expand on the draft submitted by Mr. Rees.

The draft currently includes items that are specific to rat/mouse breeding and staff feels these requirements would be more appropriate in Title 23, which is the Animal Control section of the West Valley City Code or as conditions of approval for a specific use that is proposed as a major home occupation. Therefore, if the Planning Commission feels this use is appropriate in a residential zone staff would recommend continuance of this application to provide staff more time to research this use and organize the process and ordinance text for this amendment.

A copy of this draft has been included for your review.

Staff Alternatives:

1. **Denial**, as this is not an appropriate use in a residential zone.
2. **Continuance**, to provide time for staff to research and draft a more formal ordinance for review.